



FLAT 1, 6 WEST CLIFFE TERRACE, HG2

OFFERS OVER £200,000



# Excellent 2 double bedroom ground floor apartment in attractive period building.

This impressive two double bedroom, 2 bath/shower room apartment offers well-appointed accommodation occupying the entire ground floor of an attractive period building, just a stone's throw away from the renowned Cold Bath Road.

Situated within walking distance of well-regarded primary and secondary schools, popular amenities and the famous Valley Gardens itself - this home provides an excellent lifestyle for a variety of buyers.

A secure communal entrance hall provides access to the apartment with a welcoming private reception hall leading to a superb open plan living room and kitchen area to the front of the building - this generous, light-filled space enjoys high ceilings and a large bay window overlooking the front garden. The fully fitted kitchen area has a range of sleek cabinetry, integrated appliances, and a tiled floor.

The private reception hall also leads to a double bedroom with fitted wardrobes, serviced by a luxurious fully tiled house bathroom. In addition, there is a further double bedroom with its own dressing room which leads through to a fully tiled ensuite shower room to the rear of the apartment.



<b>Tenure</b> Leasehold	<b>Local Authority</b> North Yorkshire Council	<b>Council Tax Band</b> Band A	<b>EPC Rating</b> D
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## Location Description

West Cliffe Terrace is a well sought after position set in the heart of the fashionable Cold Bath Road area of the town. This location is well known for hosting a range of magnificent conveniences which cater for most daily needs. There is a chemist, local supermarket and a plethora of independent cafes and restaurants. Harrogate town centre is a short walk away, encompassing further amenities.

## Services

We are advised the property is connected to mains water, electricity and drainage. Gas fired central heating is installed.

## Tenure & Charges

The property has a long leasehold with approximately 990 years remaining. We have been advised that the annual service charge is approximately £754 at present. There is an annual ground rent of £50.

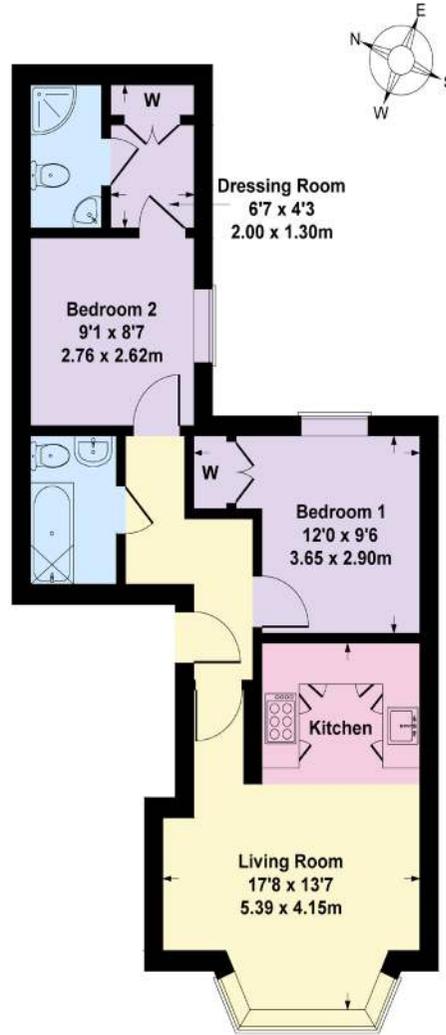
## Viewing Arrangements

Strictly by appointment via the selling agent – North Residential  
Tel: 01423 530088  
Email: [harrogate@northresidential.co.uk](mailto:harrogate@northresidential.co.uk)





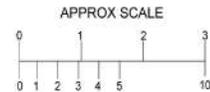




**GROUND FLOOR**

**This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.**

**Flat 1, 6 West Cliff Terrace, Harrogate**



**APPROXIMATE GROSS INTERNAL AREA  
538 sq ft - 50 sq m**

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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